

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, MARCH 12, 2012

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
Jason Truesdell, Chairman (2014) James Labit, Secretary (2012) Joni Korte (2012) Tom Brown (2013) Jack Fluchel (2014) Mark Smith (2014)	Dave Willson, Mayor Mike Clement, Alderman, Ex-Officio member Franz Krantz, Planning and Zoning Director Cynthia Holten, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
<u>#12-SP-001</u> Site Plan Approval is requested by Mr. & Mrs. Haack for an attached garage and bathroom addition on their residence at 1230 Carman Road. The property is zoned R-2A Single Family Residential.	<ul style="list-style-type: none">• Stephen & Christine Haack 1230 Carman Rd. Manchester, MO 63021 314 560 7603
<u>#12-SP-002</u> Site Plan Approval is requested by Mr. & Mrs. Steven Grimm to build a new single family residence at 604 Joyce Ann. The property is zoned R-1 Single Family Residential.	<ul style="list-style-type: none">• Steven Grimm 161 Wynstay Avenue Valley Park, MO 63088 314 495 3474• Berni & Tim Oppelt Oppelt Renovations 9448 Robert Deves Dr. St. Louis, MO 63126 314 342 9547

1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of March 12, 2012 to order at 7:00 p.m.

2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Excused
Commissioner Tom Brown	Present	Director Franz Krantz	Present
Mayor David Willson	Present	Cynthia Holten, Recording Secy	Present

3. **APPROVAL OF MINUTES**

Commissioner Brown made the motion to approve the minutes of February 27, 2012. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

4. **APPROVAL OF AGENDA**

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

5. **OLD BUSINESS**

- A. **CASE #12-SP-001** – Site Plan Approval is requested by Mr. & Mrs. Haack for an attached garage and bathroom addition on their residence at 1230 Carman Road. The property is zoned R-2A Single Family Residential.

Mr. Haack said he'd purchased an old farm house on Carman Road and is petitioning to add a two-car garage in the rear of his home to allow for turn around room, and to add a bathroom off the master bedroom and eliminate the existing hall bathroom.

Director Kraintz said as described by Mr. Haack, the garage addition and removal of the non-conforming carport will be improvements to the property. These improvements and plans comports with the zoning regulations for that district. He added in addition to removing the carport, asphalt will be removed from the property as well. Mr. Haack said about a foot of it was encroaching and will be removed. Director Kraintz stated these are favorable improvements and meet all requirements for site plan approval.

Commissioner Labit commented that the plans look very good and always likes to see property improvements to homes here in the City.

Commissioners Fluchel, Korte, Brown and Smith and Mayor Willson had not questions.

Commissioner Truesdell commented that he was glad to see Mr. Haack replacing his carport with a 2-car garage. He then asked about the impervious surface and refundable deposit. Director Kraintz said this falls well under the requirement for additional containment. Director Kraintz said normally the refundable deposit is required for new homes, not for additions or improvements to existing homes.

Commissioner Labit made the motion to approve CASE #12-SP-001. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

6. NEW BUSINESS

- B. CASE #12-SP-002** – A Site Plan Approval is requested by Mr. & Mrs. Steven Grimm to build a new single family residence at 604 Joyce Ann. The property is zoned R-1 Single Family Residential.

Mr. Grimm said he currently lives in Valley Park and his children have attended the Goddard School in Manchester over the last two years. They have since grown accustomed to the community and hope to move to Manchester and become a part of that community. He then gave a brief description of the site plans. He said the house will be 2 ½ story with floor space in attic on the third floor and have vinyl siding. There will be a wrap around porch on the west side and an attached 2-car garage on the north side.

Director Kraintz said the plans before the Commission were revised. Originally the plans showed the height of the house to be around 40 ft, which is above the maximum allowable 35 ft. Mr. Grimm quickly revised these plans and brought the height of the structure to less than 35 ft. and shifted a bit to meet all the setbacks. Director Kraintz said our ordinance states 2 ½ stories or 35 ft. He explained that the understanding in the industry is that it is a half floor because it is not the full footprint as the bottom two levels and the slope of the roof cuts into the livable space, but it will not look like or be a half height floor, but considered a third floor. He said it meets all the zoning requirements for the district. He said in the staff report he noted the fact that the driveway was shifted to the other side of the lot which brings it closer to the neighboring lot. He also pointed out that the driveways in that subdivision all have this alternating pattern and he did not see any issues with the layout. He concluded that it is a welcomed improvement to the neighborhood.

Commissioner Truesdell asked if the current house was ready to be razed. Director Kraintz said he believed the disconnects have been done. Mr. Grimm said the only pending disconnects are the sewer and water, but the electrical and gas have occurred. Director Kraintz said the house was not on the list of deteriorated or blighted properties. Director Kraintz added that if the Commission approves this new construction, the \$2,500 refundable escrow deposit will be required.

Commissioner Labit confirmed that this was the most current and final site plan. He then commented that the site plan looked very nice and was glad to see older houses turned into something nice like this proposed site. He then asked if there were any water retention issues that needed to be addressed. Director Kraintz said the Commission has the discretion to require that if there is over 40% lot coverage, but this is well under that, however, he said he had a discussion with Mr. Grimm about rain barrels.

Ms. Berni Oppelt, constructors on this project, said her background is plumbing and engineering. She said per her calculations, based on a 6-inch rainfall, there will be four 55-gallon rain barrels in the back of the house. She said these are the same calculations St. Louis County and MSD use. She said she'd grandfathered the existing impervious surface subtracting it from the new impervious surface, which is 5925 sq. ft. minus the 3,139 sq.ft. there now leaving 2,789 sq. ft. of impervious area. She said with a six inch rainfall, there would be .27 cubic feet per second, which translates to 121 gpm well within the 100 year storm frame. Mr. Grimm indicated he would be willing to install these rain barrels.

Commissioner Labit asked since the house is below the post construction storm water requirement, it there was a need for these rain barrels. Director Kraintz said there is no mandatory requirement but that this just a complementary feature to the home in managing the water runoff and quality. Commissioner Labit then confirmed that the lot slopes from the street backwards.

Commissioners Fluchel, Korte, and Smith had no questions, but complimented Mr. Grimm on the site plan.

Commissioner Brown asked if any engineering studies had tested for plastic soil. Tim Oppelt, a contractor on the project, said once the house is torn down, we dig the basement area and bring in an engineer to do a soil test. He said if there is plastic soil, we'll dig down until they reach good soil and fill it up with rock.

Mayor Willson welcomed the Grimms to Manchester.

Commissioner Truesdell asked about the construction timetable. Mr. Grimm said after the site plan approval, demolition permits and financing are obtained, which should occur in the next two to three weeks, then construction including the razing of the old house will take place over a six to eight month period.

Commissioner Fluchel made the motion to approve CASE #12-SP-002 with submission of the \$2,500 refundable escrow deposit. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Mayor Willson complimented the petitioners on their well prepared and delivered presentations and for having submitted all the proper documentation.

7. PLANNING AND ZONING DIRECTOR'S REPORT

Planning and Zoning Director Kraintz reminded the Commissioners of the Appreciation Dinner scheduled for Wednesday, March 14, 2012, at Tucker's Restaurant.

Director Kraintz said McBride and Sons is interested in developing the vacant four acres at 812 Hanna Road, south of the entrance to the school. This development would include thirteen homes, a detention basin and a cul-de-sac street. He said prior to submitting an official site plan, McBride and Sons would provide an informal schematic of the proposed layout for the Commission's review to discuss any issues or concerns. This is similar to what Weekends Only did before submitting the final site plan presentation. He added that they would also be meeting with some of the residents on Brookvale and Sherwick to get their feedback as well.

Director Kraintz said he'd not heard from Hoods for a while, nor has he heard of them locating somewhere else either. He said perhaps they are on hold because of the economy or other issues, but added the last time he spoke to John King, their counselor, Mr. King said he'd be back in contact when Hood's was ready.

Director Kraintz said he'd finally received Fifth Third Bank's Maintenance Agreement, which is the last thing the city needs before giving final approval, but this has site plan has been in process for the last three or four years. Commissioner Brown added that he'd heard that one of the businesses on Howard George had granted the bank an easement and that the bank was moving forward with the building this Spring.

8. EX-OFFICIO'S REPORT

Alderman Clement was not present.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mayor Willson commented that the residents on Brookvale that backs up to Hanna will probably be delighted to finally see that property cleaned up and developed.

10. ADJOURNMENT

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of March 12, 2012, at 7:35 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
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